

**MINUTES OF THE  
GREENSBORO ZONING COMMISSION  
SEPTEMBER 12, 2005**

**REGULAR MEETING**

A regular meeting of the Greensboro Zoning Commission was held on Monday, September 12, 2005 at 2:00 p.m., in the City Council Chambers, Second Floor, Melvin Municipal Office Building. Members present were Chair Gary Wolf, Tony Collins, Paul Gilmer, Peter Kauber, Zack Matheny, Evelyn Miller, Bill Schneider and Susan Spangler. The Planning Department was represented by Dick Hails, Planning Director and Bill Ruska, Zoning Administrator. Blair Carr, Esq., represented the City Attorney's Office. Carrie Reeves represented the Greensboro Department of Transportation (GDOT).

Chair Wolf welcomed everyone to the Zoning Commission regular monthly meeting. He explained the procedures of the meeting and how any appeals may be made as to any Commission decision.

**APPROVAL OF THE MINUTES OF THE AUGUST 8, 2005 REGULAR MEETING:**

Mr. Gilmer moved approval of the minutes as written, seconded by Mr. Collins. The Commission voted 5-0-3 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Kauber, Matheny, Miller, Schneider and Spangler. Nays: None. Abstained: Matheny, Miller and Wolf.)

**PUBLIC HEARINGS:**

**A. AN ORDINANCE REZONING FROM RS-12 RESIDENTIAL SINGLE FAMILY TO CONDITIONAL DISTRICT – NEIGHBORHOOD BUSINESS WITH THE FOLLOWING CONDITIONS: 1) USE LIMITED TO A BEAUTY SALON (I.E. HAIR REMOVAL SERVICES). 2) EXISTING BUILDING SHALL BE RETAINED. 3) NO FREESTANDING BUSINESS SIGN SHALL BE ERECTED OR PLACED ON THE PROPERTY. - FOR A PORTION OF THE PROPERTY LOCATED ON THE EAST SIDE OF LAWNSDALE DRIVE BETWEEN NEW GARDEN ROAD EAST AND COTTAGE PLACE – FOR IRISH TRUESDALE. (APPROVED)**

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Irish Truesdale, 7708 Penns Grove Road, Summerfield, stated that she has owned the business for several years and wishes to continue to use the property as a business instead of residential property. She stated that she periodically stays at the house overnight but does not live there.

Chair Wolf closed the public hearing.

Mr. Hails said that that GFLUM shows this as Low Residential use; however, it is close to Moderate Residential, and across the street from parks and open space. These land classifications support neighborhoods with local-serving commercial areas and it is felt that this request sufficiently restricts the use with the conditions attached to it to where it is compatible with the surrounding area. Staff recommends approval of the request.

Mr. Gilmer moved for approval of this ordinance, seconded by Ms. Schneider. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Kauber, Matheny, Miller, Schneider and Spangler. Nays: None.)

**B. AN ORDINANCE REZONING FROM RS-7 RESIDENTIAL SINGLE FAMILY TO RS-5 RESIDENTIAL SINGLE FAMILY – FOR A PORTION OF THE PROPERTY LOCATED AT THE NORTHWEST AND SOUTHWEST QUADRANT OF EVERITT STREET AND AVALON ROAD –FOR JEFF NALL. (APPROVED)**

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Jeff Nall, 416 McAdoo Avenue, stated that he purchased these houses about two months ago as rental properties. The seven houses on the property were built on two lots. They wish to be able to separate these properties which would give them more favorable long-term financing. The smaller lot size of RS-5 is needed to subdivide the properties.

Chair Wolf closed the public hearing.

Mr. Hails said that the Comprehensive Plan contains a number of policies in support of reinvestment for property in these areas and also in support of mixed income, affordable housing and diversification of housing stock. The GFLUM designates this site as Mixed Use Residential and the proposed density allowed by the requested zoning district conforms with that. The Planning Department recommends approval.

Mr. Gilmer moved for approval of this ordinance, seconded by Ms. Schneider. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Kauber, Matheny, Miller, Schneider and Spangler. Nays: None.)

**C. AN ORDINANCE REZONING FROM RS-12 RESIDENTIAL SINGLE FAMILY TO RS-9 RESIDENTIAL SINGLE FAMILY – FOR A PORTION OF THE PROPERTY LOCATED ON THE NORTHWEST SIDE OF MARTIN AVENUE BETWEEN HOLLAND ROAD AND WAY STREET – FOR GATE CITY MANAGEMENT, LLC. (FAVORABLE RECOMMENDATION)**

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Ryan Kauffman, 7820 Wilson Farm Road, stated that he intends to have three dwellings on the property. There is currently one dwelling on the property. He is asking for the rezoning so that the street frontage can be properly divided.

Chair Wolf closed the public hearing.

Mr. Hails said that the GFLUM shows Low Residential use in this area and also recommends policies promoting mixed income neighborhoods. It is felt that the context surrounding the site generally is supportive of RS-9. Staff recommends approval of the request.

Mr. Gilmer moved for approval of this ordinance, seconded by Ms. Schneider. The Commission voted 5-3 in favor of the motion. (Ayes: Collins, Gilmer, Matheny, Schneider and Spangler. Nays: Kauber, Miller and Wolf.)

**ITEMS FROM THE PLANNING DEPARTMENT:**

Mr. Hails reminded the Commission that on the 21<sup>st</sup>, there will be a joint hearing with the Planning Board. City Council has expressed an interest in ending the joint public hearings and having all rezonings that involve a Comp. Plan text amendment be sent to the regular meeting of the Zoning Commission. The Council may be considering an amendment within the next 30 days.

**ITEMS FROM THE ZONING COMMISSION MEMBERS:**

**A. Discussion of Time Limits for Speakers**

Mr. Wolf moved that the time limit be changed from 25 minutes, plus 5 minutes rebuttal, to 15 minutes with 5 minute rebuttal, seconded by Mr. Gilmer. After some discussion, the Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Kauber, Matheny, Miller, Schneider and Spangler. Nays: None.)

The new time limit will become effective at the November 2005 meeting.

**ACKNOWLEDGMENT OF ABSENCES:**

The absence of Ms. Shipman was acknowledged.

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There being no further business before the Commission, the meeting was adjourned at 2:39 p.m.

Respectfully submitted,

Richard W. Hails, AICP  
Planning Director

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